

## **ORDINANCE NUMBER 852-2016**

**AN ORDINANCE OF THE CITY OF DICKINSON, TEXAS, APPROVING THE ADDITION OF LAND TO DICKINSON MANAGEMENT DISTRICT NO. 1; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

**WHEREAS**, Dickinson Management District No. 1 (the "District") is a special district created under Section 59, Article XVI, Texas Constitution by Special Districts Local Laws Chapter 3853 (the "Act"); and

**WHEREAS**, the District is located within the boundaries of the City of Dickinson, Texas (the "City"); and

**WHEREAS**, the City has annexed two tracts of land as described in the attached **Exhibit "A"** (the "Tract") attached to this ordinance; and

**WHEREAS**, Section 3853.108 of the Act provides that the District may annex land located within the boundaries of the City upon approval of the City's governing body; and

**WHEREAS**, the City is willing to approve to the annexation of the Tracts into the District.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DICKINSON, TEXAS, THAT:**

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Dickinson, Texas, hereby grants its written approval to the addition to Dickinson Management District No. 1 of those certain tracts of land as described in attached Exhibit "A".

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 4. All provisions of the ordinances of the City of Dickinson in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Dickinson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 5. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.


Section 6. This Ordinance shall irrevocably take effect immediately upon its first and final reading and the passage and approval.

**DULY PASSED AND APPROVED** on first reading this the 26th day of July, 2016.

**DULY PASSED AND APPROVED** on second reading this the 9th day of August, 2016.

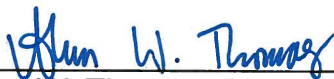
(Third Reading Suspended)

**DULY PASSED, APPROVED AND ADOPTED** on third and final reading this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

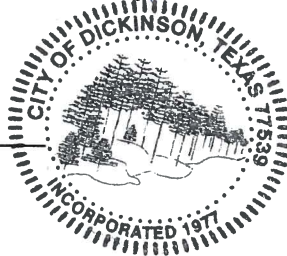


Julie Masters, Mayor  
City of Dickinson, Texas

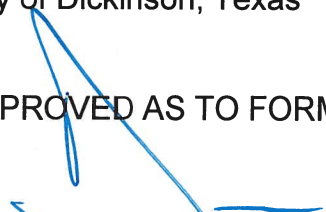
ATTEST:



Alun W. Thomas, City Secretary  
City of Dickinson, Texas



APPROVED AS TO FORM AND CONTENT:



David W. Olson, City Attorney  
City of Dickinson, Texas

## Exhibit "A"

### The Tracts

#### Metes and Bounds Description of the Tracts

#### (1) The Territory Annexed by the City of Dickinson in Ordinance 832-2015 and More Particularly Described by Metes and Bounds:

#### CITY OF DICKINSON ETJ ANNEXATION

ALL that certain property being Blocks 193, 194, 195, 196, 201, 202, 203, 204, 209, 210, 211, 212, 217, 218, 225 and 226 together with selected intervening and adjoining parts of Dickinson Avenue, Montana Avenue, Kansas Avenue, Galveston Avenue, Texas Avenue, East 25<sup>th</sup> Street, East 26<sup>th</sup> Street, East 27<sup>th</sup> Street and East 28<sup>th</sup> Street, all being out of and a part of the **NICHOLSTONE ADDITION TO THE TOWN OF DICKINSON**, a Subdivision out of the **PERRY & AUSTIN LOWER LEAGUE**, Abstract No 19, Galveston County, Texas, according to the map or plat thereof recorded at Map Record 93, Plat Number 3, and;

ALL of RESERVE 'A', a part of RESERVE 'B', together with Lot 43, Block 1, and selected intervening and adjoining parts of Edgewood Drive, all being out of and a part of **EDGEWOOD** Subdivision, a Subdivision out of the **ROBERT HALL SURVEY**, Abstract 78, Galveston County, Texas, according to the map or plat thereof recorded at Map Record 15, Plat Number 144, and;

A part of Block 24 together with selected intervening and adjoining public streets or drives being a part of Richards Drive and all of Balzer Drive all being out of the **NICHOL'S ADDITION**, a Subdivision out of the **PERRY & AUSTIN LOWER LEAGUE**, Abstract No 19, Galveston County, Texas, according to the map or plat thereof recorded at Map Record 93, Plat Number 3;

All being of record in the Office of the County Clerk of said Galveston County, Texas, said property being more particularly described as follows, to wit:

**BEGINNING** at a point for corner being the Southeast corner of said Block 212, **NICHOLSTONE ADDITION**, said point further being the intersection of the West line of Texas Avenue, a 100 foot wide public roadway right-of-way, with the North line of East 28<sup>th</sup> Street, a 70 foot wide public roadway right-of-way;

**THENCE** in a Westerly direction along and with the North line of said East 28<sup>th</sup> Street, at 670.0 feet, more or less, pass the Southwest corner of Block 211, **NICHOLSTONE ADDITION**, the same being the East line of Kansas Avenue, a 70 foot wide public roadway right-of-way, and continuing for a total distance of 740.0 feet, more or less, to a point for corner being at the West line of the aforesaid Kansas Avenue;

**THENCE** in a Southerly direction along and with the West line of said Kansas Avenue, a distance of 660.0 feet, more or less, to a point for corner being the Southeast corner of said Block 226, **NICHOLSTONE ADDITION**, said point further being the point of intersection of the North line of 30<sup>th</sup> Street with the West line of said Kansas Avenue;

**THENCE** in a Westerly direction along and with the North line of said 30<sup>th</sup> Street, at 670.0 feet, more or less, pass the Southwest corner of Block 225, NICHOLSTONE ADDITION, the same being the point of intersection of the North line of said 30<sup>th</sup> Street with the East line of Dickinson (aka Texas State F.M. Highway 1266, a 100 foot public roadway right-of-way) and continuing for a total distance of 770.0 feet, more or less, to a point for corner being at the West line of said F.M. 1266, the same being the East line of the aforesaid RESERVE 'B', EDGEWOOD Subdivision;

**THENCE** in a Southerly direction along and with said common line, a distance of 165.0 feet, more or less, to a point for corner;

**THENCE** in a Westerly direction, perpendicular to the West line of said F.M. 1266, a distance of 151.3 feet, more or less, to a point for corner being at the West line of the aforesaid RESERVE 'B', EDGEWOOD Subdivision;

**THENCE** in a Northerly direction, parallel with the West line of said F.M. 1266 and along and with the West line of said RESERVE 'B', a distance of 241.8 feet, more or less, to a point for corner being the most Northwestern corner of said RESERVE 'B', the same being the most Northerly corner of Lot 48, Block 2, EDGEWOOD Subdivision, said point further being at the Southeasterly line of Edgewood Drive, a 60 foot wide public roadway right-of-way;

**THENCE** in a Southwesterly direction along the Northwestern line said Lot 48 and with the Southeasterly line of said Edgewood Drive, a distance of 33.0 feet, more or less, to a point for corner;

**THENCE** in a Northwesterly direction crossing perpendicularly the aforesaid Edgewood Drive, at 60 feet passing the Southeasterly common corner of Lots 42 and 43, Block 1, EDGEWOOD Subdivision, and continuing for a total distance of 175.0 feet, more or less, said point being the common Northwesterly corner of the aforesaid Lots 42 and 43, EDGEWOOD Subdivision, and being at the Southeasterly line of the aforesaid Block 24 of the NICHOL'S ADDITION;

**THENCE** in a Southwesterly direction along and with the Southeasterly line of said Block 24, NICHOL'S ADDITION, the same being the Northwesterly line of the aforesaid EDGEWOOD Subdivision, a distance of 12.9 feet, more or less, to a point for corner;

**THENCE** in a Northwesterly direction, perpendicular to the Southeasterly line of said Block 24, NICHOL'S ADDITION, a distance of 110.0 feet, more or less, to a point for corner, said point being at the Southeasterly line of Richard Drive, a called 60 foot wide roadway right-of-way;

**THENCE** in a Northeasterly direction along the Southeasterly line of said Richard Drive and parallel with the Northwesterly line of the aforesaid EDGEWOOD Subdivision, a distance of 50.4 feet, more or less, to a point for corner;

**THENCE** in a Northwesterly direction, perpendicular to the Northwesterly line of the aforesaid EDGEWOOD Subdivision, at 549.6 feet, more or less, pass the Southeasterly line of Deats Road, a 70 foot wide public roadway right-of-way, and continuing for a total distance of 619.6 feet, more or less, to a point for corner being at the Northwesterly line of said Deats Road;

**THENCE** in a Northeasterly direction along and with the Northwestern line of said Deats Road, a distance of 880.8 feet, more or less, to a point for corner, said point being the point of intersection of the Northwest line of said Deats Road with the Westerly line of the aforesaid Dickinson Avenue (Texas State F.M. Highway 1266);

**THENCE** in a Northerly direction along and with the Westerly line of said F.M. 1266, a distance of 322.2 feet to a point for corner;

**THENCE** Easterly, crossing said F.M. 1266, at 70.0 feet, more or less, pass the Southwest corner of Block 185, **NICHOLSTONE ADDITION TO THE TOWN OF DICKINSON**, same being the point of intersection of the East line of said F.M. 1266 with the North line of East 25<sup>th</sup> Street; at 1480.0 feet, more or less, pass the point of intersection of the North line of said East 25<sup>th</sup> Street with the West line of Texas Avenue, a 100.0 foot wide public roadway right-of-way and continuing along and with the North line of said East 25<sup>th</sup> Street, for a total distance of 1580.0 feet, more or less, to a point for corner being the point of intersection of the North line of said East 25<sup>th</sup> Street with the West line of the aforesaid Texas Avenue;

**THENCE** in a Southerly direction along and with the East line of Texas Avenue, a distance of 330.0 feet, more or less, to a point for corner being the point of intersection of said East line with the North line of East 26<sup>th</sup> Street;

**THENCE** in a Westerly direction, crossing said Texas Avenue a distance of 100.0 feet, more or less, to a point for corner, said point being the Southeast corner of Block 196, **NICHOLSTONE ADDITION TO THE TOWN OF DICKINSON**, and further being the point of intersection of North line of 26<sup>th</sup> Street with the West line of Texas Avenue;

**THENCE** in a Southerly direction along the West line of said Texas Avenue and with the East line of Blocks 204 and 212 of **NICHOLSTONE ADDITION TO THE TOWN OF DICKINSON**, a distance of 660.0 feet, more or less, to the **POINT OF BEGINNING** and containing an approximate calculated area of +/-0.09 Square Miles of area.

NOTE: THIS DOCUMENT HAS BEEN PREPARED UNDER 22 TAC § 663.23; DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND; IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT HAS BEEN PREPARED.

PREPARED  
SEPTEMBER 28, 2015

**DALE L. HARDY / GEOSURV,LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
P.O. BOX 246, LEAGUE CITY, TEXAS 77574  
PH 281-554-7739 FAX 281-554-6928 E-MAIL: dhardy@geosurvlc.com

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2) The Territory Annexed by the City of Dickinson in Ordinance 850-2015 and More Particularly Described by Metes and Bounds:

**BEGINNING** at the southeast corner of Block 12, of Nichols Addition, as shown in the Map of Dickinson, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 7, Page 1, of the Map Records of Galveston County, Texas, and being in the southwest right of way line of Ohio Avenue;

**THENCE** northwesterly along the southwest right of way line of said Ohio Avenue to the northwest right of way line of Deats Road and said point being the southwest corner of Block 121, of the Dickinson Townsite, as shown in said Map of Dickinson;

**THENCE** northeasterly along the north line of said Deats Road to the southeast corner of said Block 121, of said Dickinson Townsite, and being in the southwest right of way line of Arkansas Avenue;

**THENCE** Northwesterly along the southwest right of way line of said Arkansas Avenue, same being the Northeast line of Blocks 121, 122, 123, and 124, of said Dickinson Townsite, to the southeast corner of Block 125, of said Dickinson Townsite, and being in the northwest right of way line of 27<sup>th</sup> Street;

**THENCE** northeasterly along the northwest right of way line of said 27<sup>th</sup> Street, same being the southeast line of Blocks 155, 185, 215, and 245, of said Dickinson Townsite, to the point of intersection of the southeast line of said Block 245, with the south line of the City of League City's Extraterritorial Jurisdiction, and said point being approximately 179 feet +/-northeasterly of the northeast right of way line of Kentucky Avenue;

**THENCE** northeasterly along the south line of said City of League City's Extraterritorial Jurisdiction, and being a non-tangent curve to the right with a radius of 10560 feet, to the east right of way line of Dickinson Avenue, also commonly known as F.M. 1266, and being in the west line of Block 169, of Nicholstone Addition, and being approximately 10 feet +/-south of East 22<sup>nd</sup> Street;

**THENCE** Southerly along the east right of way line of said Dickinson Avenue, to the southwest corner of Block 185, of said Nicholstone Addition, same being the point of intersection of the east right of way line of said Dickinson Avenue and the north right of way line of East 25<sup>th</sup> Street;

**THENCE** westerly along the projection of the north right of way line of said East 25<sup>th</sup> Street to the west right of way line of said Dickinson Avenue, and being in the east line of Block 124, of Addition "B", of said Map of Dickinson;

**THENCE** Southerly along the west right of way line of said Dickinson Avenue, to the southeast corner of said Block 124, of Addition "B", and being in the northwest right of way line of said Deats Road;

**THENCE** Southwesterly along the northwest right of way line of said Deats Road, same being the southeast line of said Block 124, of Addition "B", and the southeast line of Blocks 241, and 211, of said Moores Addition, to a point in the southeast line of said Block 211, of said Moores Addition, said point being approximately 110 feet +/- southwesterly from the southeast corner of said Block 211, of Moores Addition, and being the point of intersection of the northwesterly projection of the southwest line of Block 3, of Country Place Subdivision, same being the northeast line of Block 2, of said Country Place Subdivision;

**THENCE** Southeasterly along the southwesterly line of said Block 3, of Country Place Subdivision, to the southwest corner of said Block 3, and being in the northwest right of way line of Richard Drive;

**THENCE** Southerly and crossing said Richard Drive, to the northeast corner of Lot 5, Block 1, of said Country Place Subdivision, same being the northwest corner of Lot 4, Block 1, of said Country Place Subdivision;

**THENCE** southeasterly along the east line of said Lot 5, Block 1, of Country Place Subdivision, to the southeast corner of said Lot 5, and being in the northwest line of Lot 42, Block 1, of Edgewood Subdivision;

**THENCE** Southwesterly along the northwest line of said Block 1, of Edgewood Subdivision, to the POINT OF BEGINNING.